Davidson County	DEEDQC
Recvd: 06/12/17 10:48	3 pgs
Fees:17.00 Taxes:0.00	
20170612-0058538	

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 7th day of June, 2017.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

NOTARY PUBLIC
My Commission Expires: 10/3/17

ADDRESS OF NEW OWNER:
Timothy B. Cothran
2230 Fox Avenue
Nashville, TN 37210

SEND TAX BILLS TO:
New Owner

Map & Parcel: Part of 119-01-0-232.00

THE PURPOSE OF THIS CONVEYANCE IS TO CREATE A SEPARATE TAX PARCEL IDENTIFICATION NUMBER FOR THE PARCEL DESCRIBED HEREIN.

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Timothy B. Cothran,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Timothy B. Cothran,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being the southern 37.5 feet of Lot No. 163 on the Map of Overhill City Land Co. and W.H. Fox Subdivision, of record in Book 333, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

The said southern 37.5 feet of Lot No. 163 fronts 37.5 feet on the easterly side of Fox Avenue and runs back between parallel lines 150 feet to any alley.

Being a portion of the same property conveyed to Timothy B. Cothran from Nolan Welch and Dolores Wehby Young and Samuel O. Wehby, by Warranty Deed, of record in Instrument No. 20170405-0033335, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 7th day of June, 2017.

Timothy B. Cothran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON _____

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Timothy B. Cothran, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 7th day of June, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

